

173.0

0004

0013.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

605,700 / 605,700

605,700 / 605,700

605,700 / 605,700

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
76		PAUL REVERE RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: HARTL THOMAS	
Owner 2: BOBEL CHTISTINA G	
Owner 3:	

Street 1: 76 PAUL REVERE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: HARTL THOMAS -

Owner 2: BOBEL CHTISTINA G -

Street 1: 76 PAUL REVERE RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1915, having primarily Vinyl Exterior and 1567 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.17	6			Topo	-5					369,074						369,100	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description								User Acct
								115217
								GIS Ref
								GIS Ref
								Insp Date
								07/02/18
								USER DEFINED

**Patriot Properties Inc.**

!13441!

**PRINT**

Date Time

12/11/20 03:23:47

**LAST REV**

Date Time

09/12/18 14:21:22

mmcmakin

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Parcel ID 173.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,600	1000	4,500.	369,100	605,700	605,700	Year End Roll	12/18/2019
2019	101	FV	203,000	1000	4,500.	363,800	567,800	567,800	Year End Roll	1/3/2019
2018	101	FV	202,500	0	4,500.	279,400	481,900	481,900	Year End Roll	12/20/2017
2017	101	FV	202,500	0	4,500.	263,600	466,100	466,100	Year End Roll	1/3/2017
2016	101	FV	202,500	0	4,500.	242,500	445,000	445,000	Year End	1/4/2016
2015	101	FV	191,200	0	4,500.	226,700	417,900	417,900	Year End Roll	12/11/2014
2014	101	FV	191,200	0	4,500.	208,800	400,000	400,000	Year End Roll	12/16/2013
2013	101	FV	191,200	0	4,500.	208,800	400,000	400,000		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARTL THOMAS,	71527-272	1	8/27/2018	Convenience	99	No	No		
MAC LEAN NORMAN	37028-117		11/13/2002		355,000	No	No		
	11344-647		6/23/1967			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2010	352	Porch	46,493					REPL FRONT OFF & S
11/14/2006	994	New Wind	2,000					
11/17/2003	988	Add Bath	7,000	G6	GR FY06			add half bath

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/2/2018	MEAS&NOTICE	CC	Chris C
10/22/2008	Meas/Inspect	163	PATRIOT
10/17/2008	Measured	197	PATRIOT
11/7/2005	Permit Visit	BR	B Rossignol
2/6/2003	MLS	MM	Mary M
2/26/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type:	15 - Old Style			Full Bath:	1	Rating:	Average																				
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:																					
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:																					
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																					
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																				
Prime Wall:	4 - Vinyl			A HBth:		Rating:																					
Sec Wall:		%		OthrFix:		Rating:																					
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average																				
Color:	YELLOW			A Kits:		Rating:																					
View / Desir:				Fpl:	1	Rating:	Average																				
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:																					
Grade:	C - Average			<b>CONDOS INFORMATION</b>																							
Year Blt:	1915	Eff Yr Blt:		Location:																							
Alt LUC:		Alt %:		Total Units:																							
Jurisdct:	G12	Fact:		Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:		No Unit	RMS	BRS	FL														
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	6	3															
Sec Int Wall:		%		Economic:			%	Additions:																			
Partition:	T - Typical			Special:			%	Kitchen:																			
Prim Floors:	3 - Hardwood			Override:			%	Baths:																			
Sec Floors:	4 - Carpet	50 %		Total:	31	%		Plumbing:																			
Bsmnt Flr:	12 - Concrete							Electric:																			
Subfloor:								Heating:																			
Bsmnt Gar:								General:																			
Electric:	3 - Typical																										
Insulation:	2 - Typical																										
Int vs Ext:	S																										
Heat Fuel:	1 - Oil																										
Heat Type:	5 - Steam																										
# Heat Sys:	1																										
% Heated:	100																										
Solar HW:	NO																										
% Com Wall:																											
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:															
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 173.0-0004-0013.0												<b>IMAGE</b>											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
19	Patio	D	Y		114X28	A	AV	1990		3.21	T	23.2	101			1,000		1,000									
More: N	Total Yard Items:	1,000		Total Special Features:					Total:	1,000																	